

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: October 3, 2014
Re: Staff Report for VanTrust Southwest Blvd. – Development Plan

Item #1 – VanTrust Southwest Blvd - Development Plan

(PID #201403030008)

Application: Development Plan
Location: Southwest Blvd., east of Lewis Centre Way
Applicant: Raif Webster, VanTrust Real Estate
Zoning: IND-2
Current Use: Vacant

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to construct an approximately 227,000 square foot speculative industrial building on the north side of Southwest Boulevard, east of Lewis Centre Way (parcel 040-004262). The site is currently vacant and zoned IND-2. The project was granted variances by the BZA in July to exceed the allowable building height and to exceed the allowable lot coverage.

Site Plan

The 13.988 acre site will be accessed by two curb cuts on Southwest Boulevard. The eastern cut will be 30' wide to access the truck loading area and the western cut will be 24' wide to access the employee/customer vehicle parking lot. A 24' drive aisle along the rear of the structure will connect the parking lot and truck loading area.

The site is bordered to the west, east, and south across Southwest Boulevard by other properties zoned IND-2. The property to the north is located in Urbancrest and is zoned industrial.

Stormwater is proposed to be handled through a dry basin spanning the eastern property boundary. Materials indicate that the basin has been designed to meet Ohio EPA and ODNR requirements and best management practices. Although the city's Public and Private Pond Design Standards requires that all detention basins installed in the City be wet ponds with permanent normal pools, other large-scale industrial developments have been permitted to develop with dry basins.

Building

The proposed building is 226,800 square feet in area, finished in painted precast concrete in "Softer Tan" and "Pavestone" with "Siam Blue" accent. The project was granted a variance by the BZA to exceed the allowable height by 8'8" for a total height of 43'8". A variance was also granted to allow the building to exceed the allowable lot coverage by 2.22% for a total coverage of 37.22%. Materials state that all rooftop mechanicals will be screened on all sides by raised parapets or located such that they cannot be seen.

20 dock doors are proposed on the east side of the structure with the potential to add 24 dock doors in the future. Due to the site's visibility from Southwest Boulevard and residential areas in Urbancrest to the northeast, staff has requested that the applicant reconfigure the site to place the dock doors on the west side of the structure. The applicant has cited the existing grading on the property as the reasoning for keeping the docks on the east side. As shown on plan sheet 2/7, the grade changes approximately five (5) feet over the approximately 653' to 660' span of the lot from the western boundary to the eastern boundary. Staff does not feel that this grade change is significant enough to prohibit developing the site so that the dock doors are oriented to the west.

Parking

164 parking spaces are proposed for the site with an additional 84 spaces shown as future expansion. Both the proposed parking and future expansion met the parking lot setbacks. Parking requirements for manufacturing, industrial, and warehousing is based on the number of employees housed in the structure. Because the proposed building is a speculative development, the applicant has indicated that the number of anticipated employees is unknown. Staff feels the proposed parking is adequate for the site when compared to square footage to parking ratios of other industrially zoned sites in the area.

58 future trailer parking spaces are also shown off the proposed truck loading area east of the structure, meeting the required setback for truck loading areas.

Landscaping

Mounding with supplemental landscaping is proposed along Southwest Boulevard to screen the structure and loading areas. Trees are proposed along the north property boundary to screen the site from the adjacent property in Urbancrest to the north. Additional landscaping to meet the requirements of chapter 1136 is proposed within parking lot setbacks and within the parking peninsulas and islands.

Lighting

Light fixtures are proposed around the perimeter of the building and parking area to provide lighting meeting the 0.5 footcandle minimum in all vehicular and pedestrian areas. Proposed parking fixtures will be 30' tall with LED lighting.

Signage

A single 8' tall monument sign is proposed for the site displaying the site address and building tenants. Because the property is located in an IND-2 district, all proposed signage will be reviewed and approved by the Building Division through the sign permit process.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following deviations and stipulations:

1. A dry basin shall be permitted in place of a wet pond.
2. The loading dock doors shall be located on the west side of the structure.